HOUSING MARKET INFORMATION*

HOUSING MARKET OUTLOOK
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

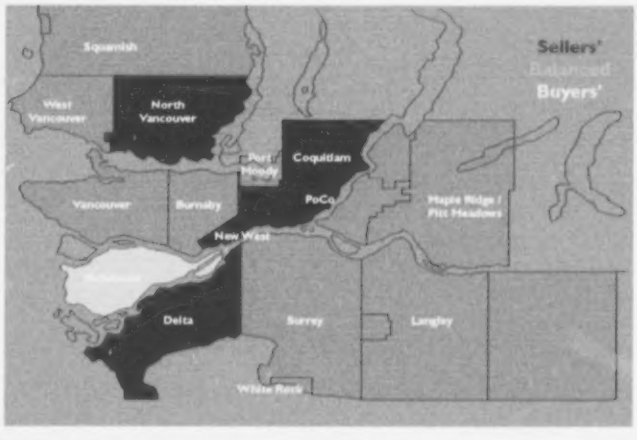
Date Released: Spring 2012

Vancouver Census Metropolitan Area (CMA) Highlights[1]

- MLS® sales and prices are forecast to remain flat in 2012 and 2013. MLS® sales are projected to decline three per cent in 2012 and increase eight per cent in 2013. The average MLS® price is forecast to dip two per cent in 2012 before rising five per cent in 2013. Market conditions are expected to remain in balanced territory.
- Housing starts are projected to grow four per cent both in 2012 and 2013. Much of the growth is expected to occur in the multiple-family housing segment. Expect strong housing demand fundamentals to support sales of completed new homes keeping inventories moderate.

Figure 1

MLS® Market Conditions to Remain in Balanced Territory



Source: CMHC, adapted from REBGV

[1] *The forecasts included in this document are based on information available as of April 27, 2012.*

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- Steady conditions suggest the rental market will likely continue to see low vacancy rates and increases in rents that are in line with the provincially mandated allowable rate of rent increase.
- Stable economic conditions underscore a rising trend in full-time employment and a downward trend in the unemployment rate. While these trends are projected to continue in 2012 and 2013, uncertainties in the global economy suggest downside risk to the outlook.

Greater Vancouver[2] MLS® Resale Market Steady

MLS® resale market conditions are forecast to be in balanced territory in most areas of the Greater Vancouver region in 2012 and 2013. During the past year, market conditions moderated from sellers' market conditions for many municipalities in the first quarter of 2011 to balanced market conditions for most in the first quarter of 2012. While a few municipalities such as the Tri-Cities and North Vancouver have remained in sellers' market conditions, others such as Burnaby, Vancouver City, and West Vancouver have moved to balanced market conditions in the first quarter of this year. Richmond moved from sellers' market conditions in the first quarter of 2011 to buyers' market conditions in first quarter of 2012.

Expectations are for a much smaller increase in the number of MLS® sales and a steady level of new listings, which will contribute to a flatter trend for average MLS® prices in the Greater Vancouver region during the remainder of 2012 and 2013. In terms of MLS® sales, there has been a 22 per cent decline in the first quarter of 2012 compared to a year ago. The decrease in MLS® sales was recorded in all market segments – single-detached homes, row homes, and condominium apartments. Changes in market share suggests that homebuyer activity for single-detached homes has shifted from Vancouver West, Richmond, and West Vancouver, to other areas including Vancouver East, North Vancouver, Burnaby, and Coquitlam. The geographical distribution of condominium apartment sales, however, has shown little change in the first quarter of 2012 compared to the same period a year ago. As well, little geographical change was observed for townhouse sales.

In terms of price, there was a one per cent decrease in average MLS® price in first quarter of 2012 compared to the same period last year. Price trends for both single-detached homes and condominium apartments have been fairly flat during this period. Single-detached homes in Greater Vancouver recorded slightly stronger growth in average MLS® prices than median MLS® prices, which was largely a result of more very high-end, luxury home sales (i.e. homes that sold for at least $5 million) in the first quarter of 2012 compared to the same period a year ago. These sales took place mainly in Vancouver West and West Vancouver. For condominium apartments, both average and median MLS® prices follow a similar path – a year-over-year decline of one per cent in the first quarter of 2012. Areas such as Vancouver West and Richmond experienced year-over-year declines in average and median MLS® prices for condominium apartments.

Stable home prices during the forecast period are expected to encourage some home purchases as potential homebuyers could see it as an opportunity to either trade up from a current residence or enter homeownership as a first time home buyer. This will keep the number of MLS® sales on par with last year, with a 2.8 per cent dip expected in 2012 and a 7.8 per cent increase projected for 2013. Still, the potential for mortgage rate increases in 2013 may prompt some homebuyer caution and keep overall market conditions in balanced territory over the forecast period in spite of a strong local job market and population growth. Average MLS® prices in the Greater Vancouver region are projected to decline 1.5 per cent in 2012 and then to increase 4.6 per cent in 2013.

[2] This section deals with the resale market in the Real Estate Board of Greater Vancouver area. This area does not include Surrey, Langley, White Rock, or North Delta. Please see the Fraser Valley resale section for commentary on these communities as well as the Abbotsford CMA.

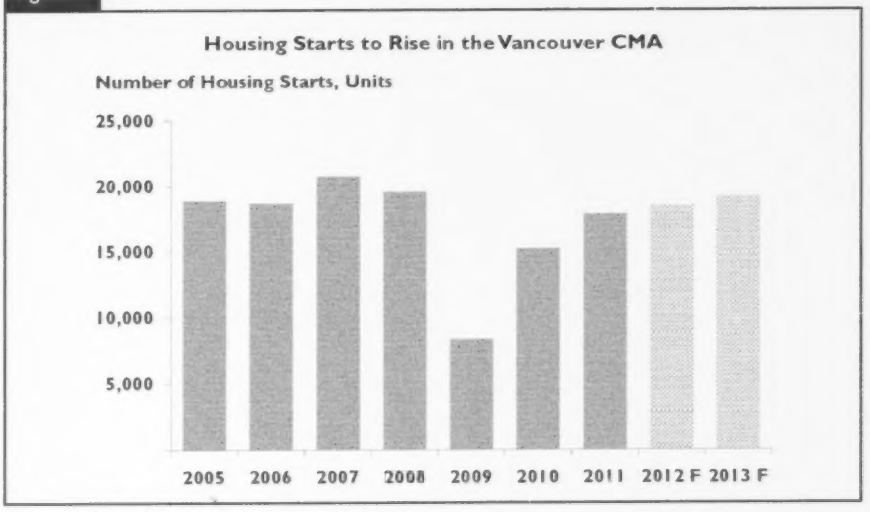
Vancouver CMA Housing Starts to Rise

Stable economic conditions as well as healthy demand for newly constructed homes are expected to drive total housing starts in the Vancouver CMA in 2012 and 2013. Total housing starts are forecast to increase four per cent in both 2012 and 2013, to 18,500 and 19,200 units, respectively. Multiple-family housing starts, which are projected to rise four per cent to 14,700 in 2012 and three per cent to 15,200 in 2013, will be the main source of growth for total housing starts in the Vancouver CMA. Single detached housing starts are expected to remain steady at approximately 3,800 units in 2012 and 4,000 units in 2013.

A solid first quarter of 2012 puts the Vancouver CMA on track to reach the forecasted level of housing starts. There were 4,631 housing starts in the first quarter of this year, compared to 3,808 starts during the same period last year. The majority of new construction was multiple-family homes and these were mostly in the cities of Vancouver and Burnaby. Other cities, including Surrey and Richmond, had fewer multiple-family housing starts compared to a year ago. In the first three months of 2012, a total of 3,931 multiple-family housing starts were recorded in the Vancouver CMA, a year-over-year increase of 23 per cent. Single-detached housing starts in the Vancouver CMA also increased compared to levels a year ago.

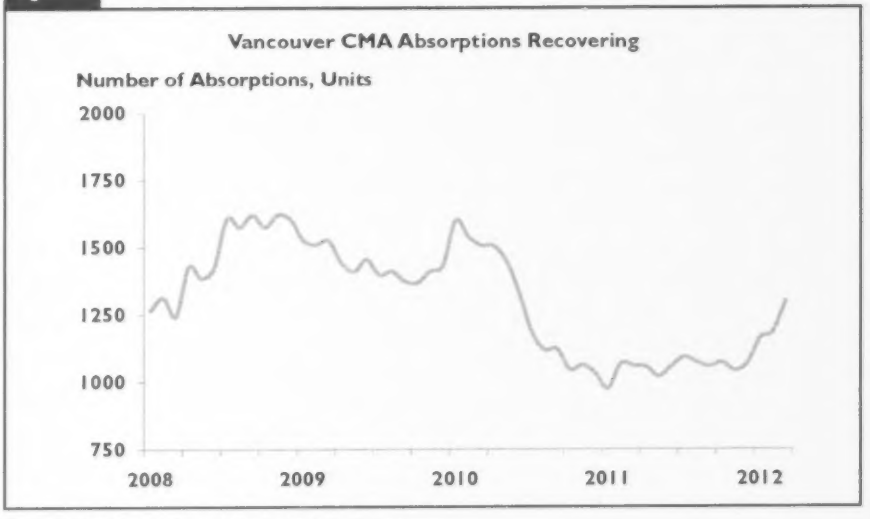
Positive housing demand fundamentals underscore a continued trend of recovery from the levels of new construction observed in the latter half of 2010 and most of 2011. Alongside an increase in employment in the region, the absorption[3] of newly constructed homes also showed improvement in the first quarter compared to a year ago. The number of new homes absorbed rose from 2,777 units in the first quarter of 2011 to 4,022 units in the first quarter of 2012. The increase was driven mainly by more absorptions of apartment units. The introduction of the provincial government's first-time home buyer program for British

Figure 2



Source: CMHC Starts and Completions Survey

Figure 3



Source: CMHC Starts and Completions Survey

[3] Sales of new and completed homes.

Columbia residents may provide some support for the absorption of newly constructed homes during the forecast period.

Uneven geographic distribution of housing demand will continue to nudge new single-detached home prices upwards in a few select markets. The absorption of single-detached homes edged lower from 782 units in the first quarter of 2011 to 720 units in the first quarter of 2012. The price distribution of single-detached homes absorbed has shifted during the past year – nearly 40 per cent of single-detached homes in the first quarter of 2012 were in the $1 million-plus price range, compared to about 24 per cent during the same period last year. This was mostly due to an increase in the share of absorbed homes in higher priced areas, including Vancouver City and West Vancouver, in the first quarter of 2012.

With a higher number of homes completed during the first three months of the year compared to the first quarter of 2011, the inventory of newly completed and unoccupied homes increased despite the uptick in absorptions noted above. However, the number of homes completed increased by 1,749 units year-over-year, whereas the inventory of new homes rose by 321 units during the same period. The increase in absorptions is the driving force behind this trend, and suggests that the increase in housing starts forecast will be in line with homeownership demand.

Spotlight on...

Vancouver CMA New Condominium Apartment Market

At the end of the first quarter of 2012, CMHC data shows 1,665 unsold and completed condominium apartment units, which equates to three months of supply based on the average rate of absorptions during the past six months. When units under construction are added to the inventory of unsold and completed units, there was a 24 month supply at the end of March 2012. However, this number exaggerates the supply since sales of units prior to completion are not reflected in the data.

CMHC data shows a 42 per cent increase in condominium apartment absorptions in the first quarter of 2012, compared to the same period in 2011. The effects of the 2009 downturn in new condominium apartment construction result in fewer completions. However, because new condominium starts picked up in 2010 and 2011, completions are expected to rise though the forecast period

Absorption data, as tracked by CMHC, does not reflect sales during pre-construction and construction phases. Units in buildings under construction are noted as such in the CMHC data, and sales (absorptions) are recorded only once the building is completed. To get a fuller picture of the new construction condominium apartment market, CMHC analyzed data collected by MPC Intelligence.

According to data from MPC Intelligence, sales of new construction condo apartment units during all phases of construction have been rising since the first quarter of 2009. More recently however, sales have started to plateau. While the baseline forecast suggests growth in both 2012 and 2013, the overall trend in demand will likely be fairly flat compared to the period from 2008 to 2011. Anecdotal evidence suggests developers have been providing incentives, such as cash credits and free upgrades, to encourage sales. Such measures, along with steady employment figures and population growth, will buoy sales of new condominium apartments during the forecast period.

As of the end of 2011, MPC Intelligence data shows a 5.5 month supply of unsold new condominium apartments (including those in the pre-construction phases), well below the 23.8 months of inventory recorded at the end of 2008. Areas that have a potential risk of oversupply (more than nine months of supply) include Surrey, North Vancouver, Port Coquitlam, and Pitt Meadows. Vancouver City and Richmond have 4.7 and 4.4 months of supply, respectively. In contrast, areas like Burnaby and Coquitlam have just a 2.8 and 1.5 months' supply of units, respectively.

Condominium apartment prices are expected to remain stable. Mitigating factors, such as the desirability of condominiums to first-time homebuyers and investors in a relatively-tight rental market, as well as builders' ability to delay projects in the pre-construction phase if demand softens, reduce the probability of a significant price decline.

Figure A

Source: CMHC, adapted from MPC Intelligence

Vancouver CMA Rental Market to Remain Stable

Rental vacancy rates in the Vancouver CMA are forecast to remain relatively stable, in response to expected increases in full-time employment and new household formation. According to Census 2011, the population in the Vancouver CMA has risen by approximately 200,000 people since 2006. With home prices forecast to remain steady and mortgage interest rates stable this year and rising gradually next year, the gap between the average monthly rent and mortgage payment may prompt some renters to choose to continue renting rather than move to home ownership. As a result, expectations are for downward pressure on purpose-built rental vacancy rates.

The supply of rental stock in the Vancouver rental market is expected to expand, largely due to an increase in the number of secondary market rental units. Rental condominium apartments generally command higher rents than purpose-built rental units, as rental condominium apartments tend to be newer than purpose-built rental units and have more housing services such as in-suite laundry, higher-end appliances and fixtures, on-site recreation and exercise facilities, as well as parking. Even so, the larger stock of rental condominium apartments has somewhat narrowed the rent premium these units are able to command relative to purpose-built rental units.

In terms of rents, the average rate of rent increase in purpose-built rental units is expected to remain in line with the provincially mandated allowable rate of rent increase.[4]

Economic Outlook to Support Housing Demand

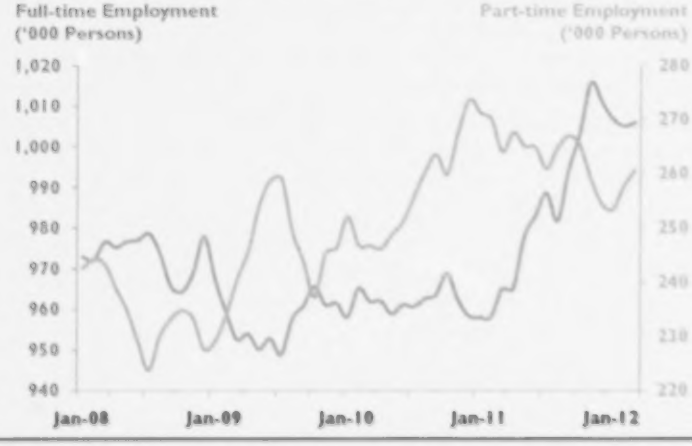
Continued stability in the Vancouver CMA economy and further growth in full-time employment are expected to support housing demand in the coming years. Strategically located, the Vancouver CMA serves as a gateway for North America exports to Asian markets, which are the economic growth engine in today's global economy. Transportation-related industries including port activity and shipbuilding offer job opportunities. As well, the proximity to information technology centres in the United States and a well-educated workforce make the Vancouver CMA an ideal location for Information Technology (IT) and IT-related employers to establish a Canadian office. Currently, both Microsoft and Amazon have offices in the Vancouver CMA. Together, these factors should help support full-time employment growth, which is essential for sustaining housing demand in the Vancouver CMA.

Growing somewhat at the expense of part-time employment, full-time employment in the Vancouver CMA shows a fairly steady upward trend since early 2011. Even though there was a slight pull-back during the first quarter of 2012, full-time employment is still about three per cent higher than the level recorded in 2008. Total employment rose close to three per cent in March 2012 year-over-year. Not surprising, the unemployment rate in the Vancouver CMA has also drifted lower during the past year – from 8.1 per cent in March 2011 to 6.6 per cent in March 2012. This trend is projected to continue during the forecast period.

Census results indicate the Vancouver CMA population increased by 9.3 per cent between 2006 and 2011, among British Columbia's fastest growing jurisdictions. People coming from other countries were key sources of population growth and housing demand. While moderating from levels recorded during the mid 2000s, BC Stats projects population growth and household formation to remains steady through 2025.

Figure 4

Vancouver CMA Full-Time Employment Returns



Source: CMHC, adapted from Statistics Canada

[4] http://www.rto.gov.bc.ca/content/news/default.aspx

As with all forecasts, there are risks to the economic outlook for the Vancouver CMA. Economic linkages with the global economy provide growth opportunities as well as risks. Natural resource and mining exports are the main exports for British Columbia. Increased British Columbia exports to China had provided some market diversification, buffering the British Columbia economy somewhat when the U.S. economy was in recession. More recently however, Europe's economic woes have cast a pall on China's external economy, which is still that country's main economic driver. This could put British Columbia's trade with China at risk and could have broader implications globally. While the recovering US economy may mitigate some of the inherent risks, the magnitude of recovery is still relatively small.

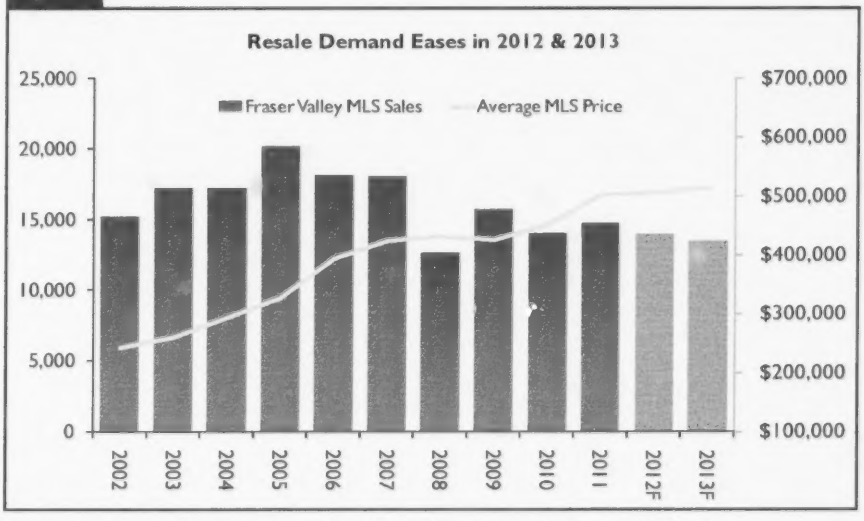
Abbotsford-Mission Census Metropolitan Area (CMA) and Fraser Valley Highlights[1]

- Resale activity in both the Fraser Valley[2] and the Abbotsford-Mission CMA is expected to moderate in 2012 and 2013.
- Resale markets are forecast to remain in balanced conditions over the forecast period in the Fraser Valley and Abbotsford-Mission CMA.
- Fraser Valley MLS® home prices are forecast to hold steady with slight increases in 2013. A similar pattern is expected for the Abbotsford-Mission CMA average price.
- Housing starts in the Abbotsford-Mission CMA are forecast to increase 7.1 per cent to 575 starts in 2012 and then increase to 675 starts in 2013 with growth coming from multiple-family construction.
- Rental market vacancy rates are expected to trend lower over the forecast period due to rising employment and net in-migration.

Fraser Valley Resale Market Becomes More Balanced

The number of MLS® sales in the Fraser Valley is expected to decrease nearly five per cent in 2012 and 3.6 per cent in 2013. Low mortgage rates and positive net migration to the region will continue to support home buying activity, keeping sales just below the ten-year average level. The lower level of sales forecast for 2012 reflects the uneven distribution of activity in Fraser Valley market areas during 2011. For the first

Figure 5



Source: Fraser Valley Real Estate Board (FVREB), calculations and forecast by CMHC

[1] *The forecasts included in this document are based on information available as of April 27, 2012.*

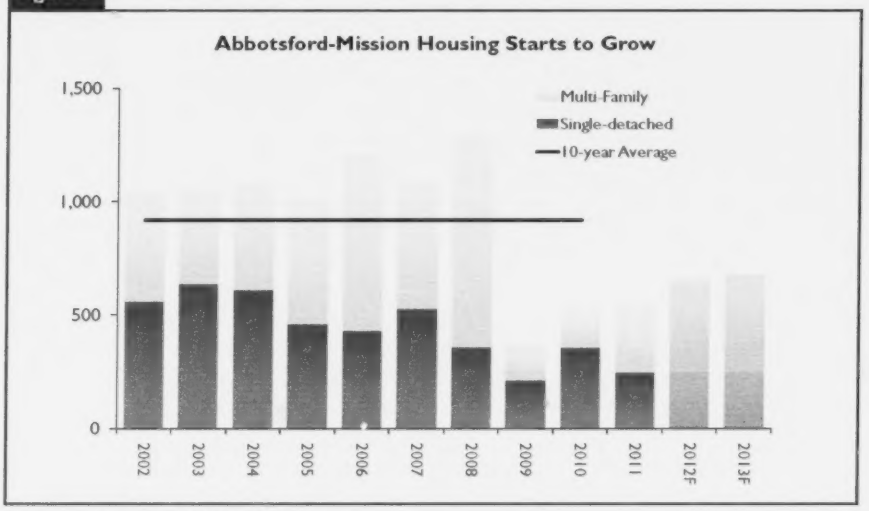
[2] *The Fraser Valley Real Estate Board consists of the following centres; Abbotsford Mission CMA (Abbotsford City, District of Mission), City of Langley, township of Langley, City of Surrey, City of White Rock ,and North Delta.*

three months of 2012, the number of sales recorded decreased nearly 12 per cent from the same period of 2011. The decrease was most notable in South Surrey and White Rock, which experienced elevated sales levels in early 2011, while other areas, such as Abbotsford City and Langley, recorded resale levels similar to those reported one year ago.

The sales-to-new listings ratio, which is a proxy for demand and supply of existing homes, is forecast to remain at a level consistent with balanced resale market conditions. New listings are expected to increase modestly in 2012 and 2013. This increase in supply, along with fewer projected sales, will reduce upward pressure on prices. Under these conditions, expect more moderate increases in average home prices. Demand will continue to be stronger in centres closer to the Vancouver core and major transportation corridors such as Surrey. First-time homebuyers or those looking to move up to larger homes may consider opportunities to purchase in areas further east in the Fraser Valley, where resale prices tend to be lower.

Average Fraser Valley resale prices are expected to remain near 2011 levels, edging up to $505,000 in 2012 and then to $514,000 next year. Price growth was accentuated in 2011 by a preference for single detached homes in South Surrey and White Rock where prices tend to be higher. In the first three months of 2012, the number of sales of single-detached units in this area was just over half the level recorded during the same period of 2011. This decrease accounted for two-thirds of the decrease in sales of single-detached units in the Fraser Valley. Fewer sales of single-detached homes along with similar levels of sales for multiple-family units, which generally have lower prices, will contribute to moderate increases in average home prices.

Figure 6



Source: CMHC, CMHC 2012 Q1 Forecast

Sales in Abbotsford-Mission are expected to follow a similar pattern to the Fraser Valley as a whole, with an 8.7 per cent decrease in 2012 to 2,200 transactions and a more modest 4.5 per cent decrease in 2013 with 2,100 sales projected. The Abbotsford-Mission resale market did not record the relatively high level of sales and shift in the composition of sales by dwelling type in 2011 that some other markets in the Lower Mainland did. The result has been stability in terms of sales and prices. Sales are forecast to remain below the ten-year average level.

The average MLS® home price will remain stable in the Abbotsford-Mission CMA this year, declining 0.3 per cent to $340,000. In 2013, the average price is expected to increase 1.2 per cent to $344,000.

Abbotsford-Mission CMA New Home Construction to Increase

After recording moderate growth in 2011, new home construction in Abbotsford-Mission is forecast to increase seven per cent in 2012 to 575 units and increase further in 2013 to 675 units. Growth last year was fuelled by a pick-up in multiple-family starts while single-detached housing starts decreased. This trend will continue during the forecast period, with single-detached house construction expected to maintain levels similar to 2011. Growth will be driven by multiple-family starts, particularly apartment and townhouse construction.

Multiple-family construction is forecast to account for 325 starts in 2012 and 425 starts in 2013, remaining below the 10 year average of 480 units. As homebuyers look at balancing a central and convenient location with a continued preference for ground-oriented housing, interest has grown for row housing. In 2011, townhouse construction reached a ten-year

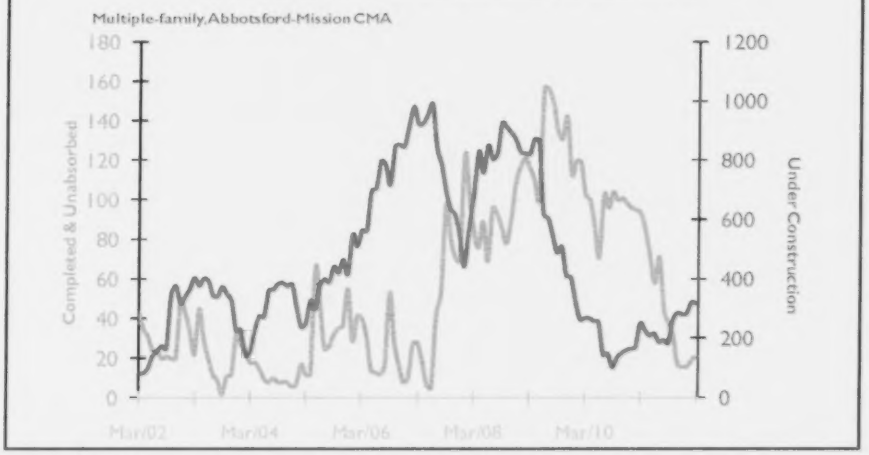
high of 135 starts and this trend is expected to continue during the next couple of years as townhouse starts continue to be more popular in urban areas. In the first quarter of 2012, the number of townhomes under construction reached 164 units compared to 147 apartments.

The focus on multiple-family construction, particularly apartment and townhouse construction, reflects recent trends in the absorption[3] of new homes and the resulting scarce supply of new townhomes. In 2011, absorptions outpaced completions which brought the level of newly completed homes available for purchase below the ten-year average level. In the first quarter of 2012, absorptions have been consistent with the number of completed units coming onto the market, maintaining low levels of unabsorbed new home inventory. The availability of completed new multiple-family units for sale was less than one half of the ten-year average level. This trend is seen most clearly with apartment units where the inventory was just one quarter of the ten year average level. The inventory of single-detached homes was slightly above the historic average level.

Increases in new home prices in the Abbotsford-Mission CMA will be moderate. This is partly a result of more lower-priced new homes being sold. The average price of a newly constructed single-detached home is forecast to decrease by 1.1 per cent to $560,000 in 2012 and then rise by 0.5 per cent to 563,000 in 2013. Homebuyers will benefit from a wide variety of housing choice in the resale and new home markets.

Figure 7

Multiple-Family Unabsorbed Inventory Trends Lower



Source: CMHC Starts and Completions Survey, Market Absorption Survey

Rental Market Vacancy Rate to Trend Lower

Rental market vacancy rates are expected to moderate over the forecast period. Abbotsford-Mission's vacancy rate remained relatively unchanged in October 2011 at 6.7 per cent, an increase of 0.2 percentage points over October 2010. The vacancy rate has been over six per cent since 2009, higher than the ten year average of 3.7 per cent. Since 2009, the general trend is that low mortgage rates have supported home buying activity, leading some renters to move to homeownership. Employment and population growth will put downward pressure on vacancy rates and support moderate rent increases. International immigration will continue to contribute to population growth. Generally, new residents tend to choose rental accommodation, at least initially upon arrival.

Abbotsford-Mission CMA Economic Outlook to Support Housing Demand

Growth in employment in Abbotsford-Mission will support demand for housing during the forecast period. Total employment in the Abbotsford-Mission CMA is expected to increase in 2012 and 2013, by 2.3 and 2.1 per cent, respectively. At the end of March, total employment had increased over the levels recorded a year ago, led by an increase in full-time employment. Average weekly earnings have increased since the fourth quarter of 2011 and this is expected to continue in 2012 and 2013. The outlook is for employment prospects to remain strong, aided by several major projects underway in the region such as expansion at the Abbotsford International Airport[4].

Construction is ongoing on a number of large non-residential projects in the Fraser Valley area, generating

[3] *Absorption refers to the sale of a new unit, which CMHC records only after completion.*

[4] *Government of BC, Major Projects Inventory, December 2011.*

employment in Abbotsford-Mission as well as other centres in the region. These include infrastructure, retail and health care related projects, such as construction of the Mount Lehman Shopping Mall and a new emergency department and critical care tower at Surrey Memorial Hospital. Improvements to ease traffic congestion are underway, including road and highway upgrades and enhancements to the Roberts Bank Rail Corridor. As the provincial economy improves, there are a number of proposed non-residential construction projects planned including utility and facility upgrades, and residential developments, which will boost construction employment and stimulate the local economy.

International net migration and household growth[5] will fuel demand for housing. The number of households in the Abbotsford CMA is forecast to increase by two to three per cent annually during the forecast period, in line with the average annual pace of growth since 2006. Both population growth and household formation are expected to increase through 2036. Census results indicate the Abbotsford-Mission CMA population increased by 7 per cent between 2006 and 2011, matching the pace of growth for the province.

Mortgage Rates

CMHC uses publically available information and the consensus among major Canadian forecasters as a basis for its interest rate forecast. Although there is significant uncertainty, consensus forecasts suggest that interest rates are not expected to rise until at least later in 2012, but will remain low by historical standards, thus supporting the Canadian housing market.

According to CMHC's base case scenario, posted mortgage rates will increase near the end of 2012. For 2012, the one-year posted mortgage rate is expected to be in the 3.1 to 3.6 per cent range, while the five-year posted mortgage rate is forecast to be within 5.0 to 5.4 per cent. For 2013, the one-year posted mortgage rate is expected to rise with interest rates and be in the 3.5 to 4.1 per cent range, while the five-year posted mortgage rate is forecast to be within 5.1 to 5.6 per cent.

[5] *BC Stats PEOPLE 36 household projections, calculations by CMHC.*

Forecast Summary Vancouver CMA Spring 2012							
	2009	2010	2011	2012f	% chg	2013f	% chg
Resale Market							
MLS® Sales	36,257	31,144	32,936	32,000	-2.8	34,500	7.8
MLS® New Listings	54,828	59,818	61,307	63,000	2.8	60,000	-4.8
MLS® Average Price ($)	592,441	675,853	779,730	768,000	-1.5	803,000	4.6
New Home Market							
Starts:							
Single-Detached	2,929	4,533	3,686	3,800	3.1	4,000	5.3
Multiples	5,410	10,684	14,181	14,700	3.7	15,200	3.4
Semi-Detached	330	414	502	600	19.5	650	8.3
Row/Townhouse	1,655	2,324	2,836	2,900	2.3	3,000	3.4
Apartments	3,425	7,946	10,843	11,200	3.3	11,550	3.1
Starts - Total	8,339	15,217	17,867	18,500	3.5	19,200	3.8
Average Price ($):							
Single-Detached	905,011	925,852	1,074,379	1,105,000	2.9	1,128,000	2.1
Median Price ($):							
Single-Detached	698,900	699,000	798,000	804,000	0.8	809,000	0.6
New Housing Price Index (% chg)	-6.3	3.3	-0.3	-0.1	-	0.5	-
Rental Market							
October Vacancy Rate (%)	2.1	1.9	1.4	1.1	-0.3	0.9	-0.2
Two-bedroom Average Rent (October) ($)	1,169	1,195	1,237	1,285	-	1,325	-
One-bedroom Average Rent (October) ($)	919	940	964	1,005	-	1,035	-
Economic Overview							
Mortgage Rate (1 year) (%)	4.02	3.49	3.52	3.37	-	3.78	-
Mortgage Rate (5 year) (%)	5.63	5.61	5.37	5.26	-	5.37	-
Annual Employment Level	1,203,900	1,219,600	1,250,700	1,285,000	2.7	1,325,000	3.1
Employment Growth (%)	-0.3	1.3	2.6	2.7	-	3.1	-
Unemployment rate (%)	7.1	7.5	7.3	6.6	-	6.4	-
Net Migration	47,177	42,826	26,167	36,000	37.6	40,500	12.5

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC (Starts and Completions Survey, Market Absorption Survey), adapted from Statistics Canada (CANSIM), CREA, Statistics Canada (CANSIM)
NOTE: Rental universe = Privately initiated rental apartment structures of three units and over

Forecast Summary
Abbotsford-Mission CMA
Spring 2012

	2009	2010	2011	2012f	% chg	2013f	% chg
Resale Market(1)							
MLS® Sales	15,660	13,977	14,727	14,000	-4.9	13,500	-3.6
MLS® New Listings	26,433	28,146	28,297	28,500	0.7	28,600	0.4
MLS® Average Price ($)	425,796	451,221	502,562	505,000	0.5	514,000	1.8
New Home Market							
Starts:							
Single-Detached	210	355	245	250	2.0	250	0.0
Multiples	155	161	292	325	11.3	425	30.8
Semi-Detached	2	2	2	2	0.0	2	0.0
Row/Townhouse	21	75	135	150	11.1	180	20.0
Apartments	132	84	155	173	11.6	243	40.5
Starts - Total	365	516	537	575	7.1	675	17.4
Average Price ($):							
Single-Detached	540,985	562,751	566,430	560,000	-1.1	563,000	0.5
Median Price ($):							
Single-Detached	520,000	549,000	549,900	545,000	-0.9	546,000	0.2
New Housing Price Index (% chg) (B.C.)	-6.5	2.6	-0.4	-0.5	-	0.4	-
Rental Market							
October Vacancy Rate (%)	6.1	6.5	6.7	5.5	-1.2	5.0	-0.5
Two-bedroom Average Rent (October) ($)	781	785	800	815	-	830	-
One-bedroom Average Rent (October) ($)	646	655	663	680	-	695	-
Economic Overview							
Mortgage Rate (1 year) (%)	4.02	3.49	3.52	3.37	-	3.78	-
Mortgage Rate (5 year) (%)	5.63	5.61	5.37	5.26	-	5.37	-
Annual Employment Level	87,500	89,500	86,600	88,600	2.3	90,500	2.1
Employment Growth (%)	-1.4	2.3	-3.2	2.3	-	2.1	-
Unemployment rate (%)	7.9	8.0	8.9	9.0	-	8.0	-
Net Migration	2,028	1,785	926	1,700	83.6	1,900	11.8

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC (Starts and Completions Survey, Market Absorption Survey), adapted from Statistics Canada (CANSIM), Fraser Valley Real Estate Board (figures may differ from CREA due to inclusion of only single detached and condo data), Statistics Canada (CANSIM)

NOTE: Rental universe = Privately initiated rental apartment structures of three units and over

(1) Resale Market data and forecasts are for the Fraser Valley Real Estate Board Area (Includes Surrey, Langley, North Delta, White Rock, Abbotsford and Mission). Abbotsford CMA Resale Market data is published in the Housing Market Outlook - BC Regional Highlights.

** Percentage change more than 200 per cent.

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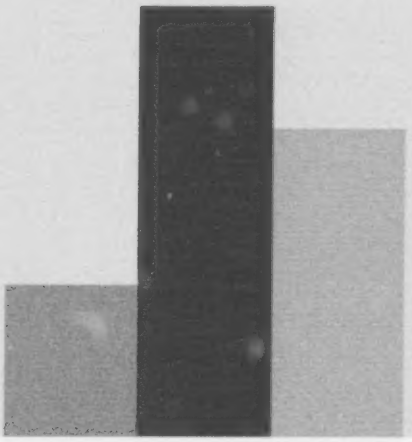

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